

NEWS OF THE BUSY HOME BUILDERS

LUMBER IS COMING DOWN

Present Declared to Be Good Time for Builders to Invest.

FLURRY DOES NOT STOP WORK

Call for Laborers Apparently as Urgent as Ever and New Buildings Are Being Started.

Abundant building material of all kind is on hand in the Omaha market at the present time. The price, also, is not as high as people might think by rumors circulated about the general highness in the prices of everything from bricks to bread.

In other lumber yards there is an easing on the price of lumber, and a consequent greater output in spite of the fact that this is not the season of the year when the thoughts of most home builders lightly turn to thoughts of lumber, brick and stone.

Building goes on apace and the recent financial flurry has had but slight effect upon the operations of those who are making Omaha a great city of homes.

The problem of getting sufficient hardwood lumber for the demands of home builders today is a serious one, said a member of the Omaha Hardwood Lumber company.

"People today are building finer houses in Omaha than they ever built before. But the annual cut of hardwood lumber today is about a billion feet less than it was ten years ago, and during this time the wholesale price of the different classes of lumber has advanced from 25 to 45 per cent.

"People today are using more of this lumber in their houses than ever before. They are paying the advanced price. But as to the future, where is the supply coming from?"

"Probably the greatest source for the future is the Appalachian mountains, where there are 75,000,000 acres of the most fertile soil with the greatest variety of the woods."

The report of the Omaha building inspector for October is a fair barometer of the state of building in Omaha. This report shows an advance of exactly one-third in the number of building permits issued during October this year and the number issued the same month last year.

"Elizabethan houses are proving popular in Omaha," said an architect. "These houses have large rooey porches extending generally around two or three sides of the building. The roofs are broad and high and of the gable type. Often the part within the gable is finished in plaster and timber."

The requirements of the Burlington for increased trackage promises to result in a decided advantage to consumers of coal. Among the coal companies which have been forced to seek new yards is the Victor White Coal company.

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Building Less Active in October

During October permits were taken out in forty-two of the principal cities according to official reports to Construction News, for the construction of 11,785 buildings, involving a total consideration of \$41,250,179, against 13,179 buildings aggregating in cost \$47,399,124 for the corresponding month of last year.

Table with columns: CITY, No. of Bldgs., Cost, 1907, 1906, Gain, Loss, Per Cent. Lists cities like New York, Chicago, Philadelphia, etc.

The situation at the present time is somewhat complex. The middle west, including Ohio, makes the best showing. Surprising as it may seem, however, New York City, which has been running behind for months, made a gain in October of 63 per cent.

Heating Cold Rooms

By C. M. Eaton.

Modern architects are using by far more care in planning houses that are being built today with a view of successfully heating every room. With hot air furnaces, which are conceded by all to be the cheapest to install and the most economical to maintain, especially in our climate, where out of seven or eight cold months, only three months, December, January and February, can be called cold months.

This condition is brought about by several things: The furnaces are set too far to one side of the house; inadequate supply of cold air return; distance too far from the furnace to carry hot air and no ventilation in these rooms which are so far away.

At Sixteenth and Marcy streets, where twice the room formerly used by the T. C. Havens company has been arranged for. The new concern will probably be known as the Havens-White Coal company.

Yellow pine lumber is cheaper now in Omaha than it has been for a number of months. The reduction in the price amounts to about 10 per cent.

"The trouble with the parquetry floors which some people put into their houses," said a local builder, "is that the lumber is not sufficiently dried. In parquetry work the woods have to be perfectly seasoned because if they are not the joints will suffer."

J. R. Dewar has been placed in charge of the building supply department of C. B. Havens & Co. The department has shown very satisfactory results during the last season.

not be heated by the regular runs of hot air these rooms can be heated perfectly by hot water. It is, in fact, practically getting something for nothing to heat such rooms with waste heat from your furnace, as fully nine-tenths of the heat is lost in burning more coal than is necessary to heat the houses. This may not apply so much to the real modern house as furnacemen are doing better work now, and especially if they are not restricted to competition prices to do the work.

WAR AT VALLEY IS AVERTED Pence Settles Down Upon Belligerents in the County Bridge Controversy.

The threatened war out at Valley has been averted and the county commission has the Bill Taft who engineered the amicable settlement. The men who, a week or two ago, pulled up a county bridge by the roots and threw it in a ditch, have promised to put it back where it was and leave it there.

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TIMELY REAL ESTATE TALK

New Close-In Addition is Now Ready to Settle.

TIGHT MONEY STARTS DEALS

Many People Are Putting Their Cash Into Real Estate Rather Than Let It Lie in the Banks.

Kountze's fifth addition, located on the south side, is to be opened and a number of new residences erected at once. The tract will make one of the desirable districts of the south side. It is between Eleventh and Thirteenth streets and a point just south of William street, to Dorcas street. The addition contains 127 lots in all, and has just been opened and graded.

While a number of sales have been made by real estate firms as a direct result of the flurry in financial circles, and the feeling of many people that they would rather have their money in city property than drawing 3 per cent interest at the banks, real estate firms which handle mortgages have been doing a big business.

For investment the Byron Reed company sold during the past week two lots north of Thirtieth street on Ames avenue, to Joseph Kopka for \$1,200; a cottage at Thirtieth and California to Knud Thompson, and business lots at Thirtieth and Maryland avenues to M. L. Enders. Mr. Enders has a large plot of land and stores at Twenty-fourth and Ames, which will be next year into a new building, which he intends to erect on the lots purchased. He may also enlarge his business by adding a complete stock of drugs.

J. R. Damon has purchased from a number of owners the following real estate: S. D. Mercer, lots between Quimling street and Hamilton street, and between Forty-fourth and Forty-fifth streets. These lots are on the west side of the Omaha Belt line railroad tracks, and though Mr. Damon will not disclose at this time the purpose of the buying, it is supposed that a new industry will be located on them, as good sites on the tracks are at a premium on Forty-fourth street.

Six and one-half acres of west Dodge street real estate was the purchase made by H. L. Reed, a wealthy Wyoming sheep man, who intends to erect a home as soon as plans can be completed, which will cost from \$12,000 to \$15,000. George & Co. were holders of the large tract, and received the cash for the property.

Bruno Bilz has purchased from George & Co. the K. C. Barton lots at Twenty-second and Howard streets. Mr. Bilz announces that he will erect a home on the lots soon.

W. T. Graham, the new president of the Omaha Real Estate exchange, is a friend of the movement to improve the Missouri river, and will propose that the exchange take an active stand on the subject and do something to secure appropriations for its improvement, believing that as the life of a community depends on the transportation rates, the value of real estate is likewise dependent on freight rates and transportation facilities.

Vice President Byron R. Hastings of the Omaha Real Estate exchange, speaking of the real estate situation, says that at no time since July 1 has business been so good as it has the last two weeks.

"This is the time of the year when the market is usually dull," said Mr. Hastings, "but such is not the condition this year. We now have six or seven customers wanting brick flats for investment. The most of them have been carrying big balances in the bank. They are not afraid of the banks, but believe that the action taken by them will have a tendency for more people to invest in real estate, so long as it is possible to secure from 4 to 10 per cent on certificates of deposit. What is true of the man having thousands of dollars, is also true of the man working on a salary. He sees that he can start in these good times to get his own home and stop paying rent. A great many are now buying lots on easy monthly payments, and as soon as the lots are paid for, he finds the Building and Loan association waiting to loan him money with which to build a home."

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